

CLASSIC PARK UNIT 1

BEING A REPLAT OF LOT 69, BLOCK 28, MESQUITE HILLS UNIT FOUR, AND ALL OF TRACTS 7 AND 7A, SECTION 16, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 5.1312 ACRES

PRELIMINARY PLAT

- NOTES:
- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (CLASSIC PARK UNIT 1) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WERE CONSTRUCTED AND OPERABLE AS OF 2025.
 - THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-0009D, DATED JANUARY 3, 1997, PROPERTY IS IN FLOOD HAZARD ZONE C "AREAS OF MINIMAL FLOODING".
 - THE RETENTION OF ALL STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1).
 - BENCHMARK: CITY MONUMENT AT P.I. IN FRONT OF LOT 74, BLOCK 28, MESQUITE HILL UNIT FOUR ELEVATION = 4009.75

REASON FOR REPLAT: TO USE LOT 69, BLOCK 28, MESQUITE HILLS UNIT FOUR AS AN ACCESS RIGHT-OF-WAY FOR THE RESIDENTIAL LOTS WITHIN THIS PROPOSED SUBDIVISION.

- 1) That no permits, including grading permits, be issued by the City until full provision for water and sewer are available from either PSB or the Developers and service is available for actual use.
- 2) At the time the PSB is able to provide water and sewer that the development is required to hook up, at their expense, to the PSB water and sewer and that this be recorded in the plat and that a provision be made for the hook up.
- Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside of the city limits.

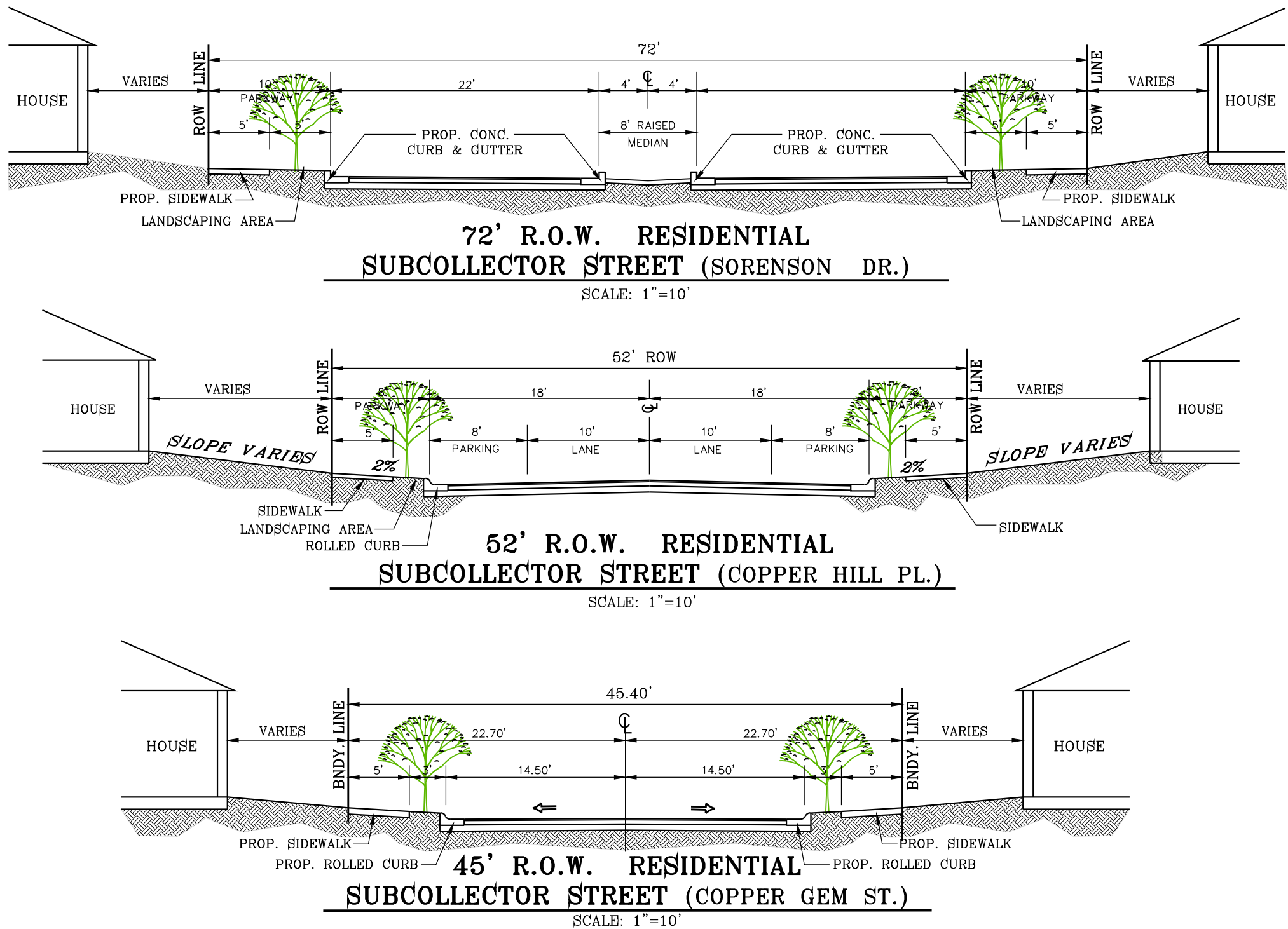
NORTHEAST SERVICE AREA			
Meter Size	Meter Capacity Ratio	*Water (\$)	*Wastewater (\$)
Less Than 1"	1.00	1,508.00	372.00
1"	1.67	2,518.00	622.00
1 1/2"	3.33	5,019.00	1,240.00
2"	5.33	8,033.00	1,985.00
3"	10.00	15,072.00	3,725.00
4"	16.67	25,125.00	6,209.00
6"	33.33	50,235.00	12,415.00
8"	53.33	80,379.00	19,864.00
10"	76.67	115,057.00	28,558.00
12"	143.33	216,027.00	53,588.00

* Fees do not apply to water meter or connections made for standby fire protection service

CONDE INC.
ENC. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
6080 SURETY DR. SUITE 100
EL PASO, TEXAS 79905
PHONE # (915) 692-0283

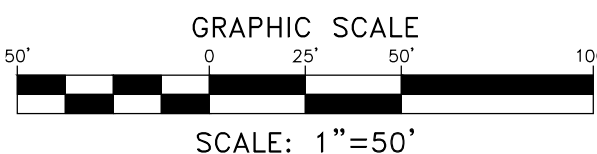
OWNER, DEVELOPER
DIRECT HOME SALES, INC.
12770 EDMERE BLVD. STE. A-1
EL PASO, TEXAS 79938
PHONE # (915) 693-7707

← = DRAINAGE FLOW



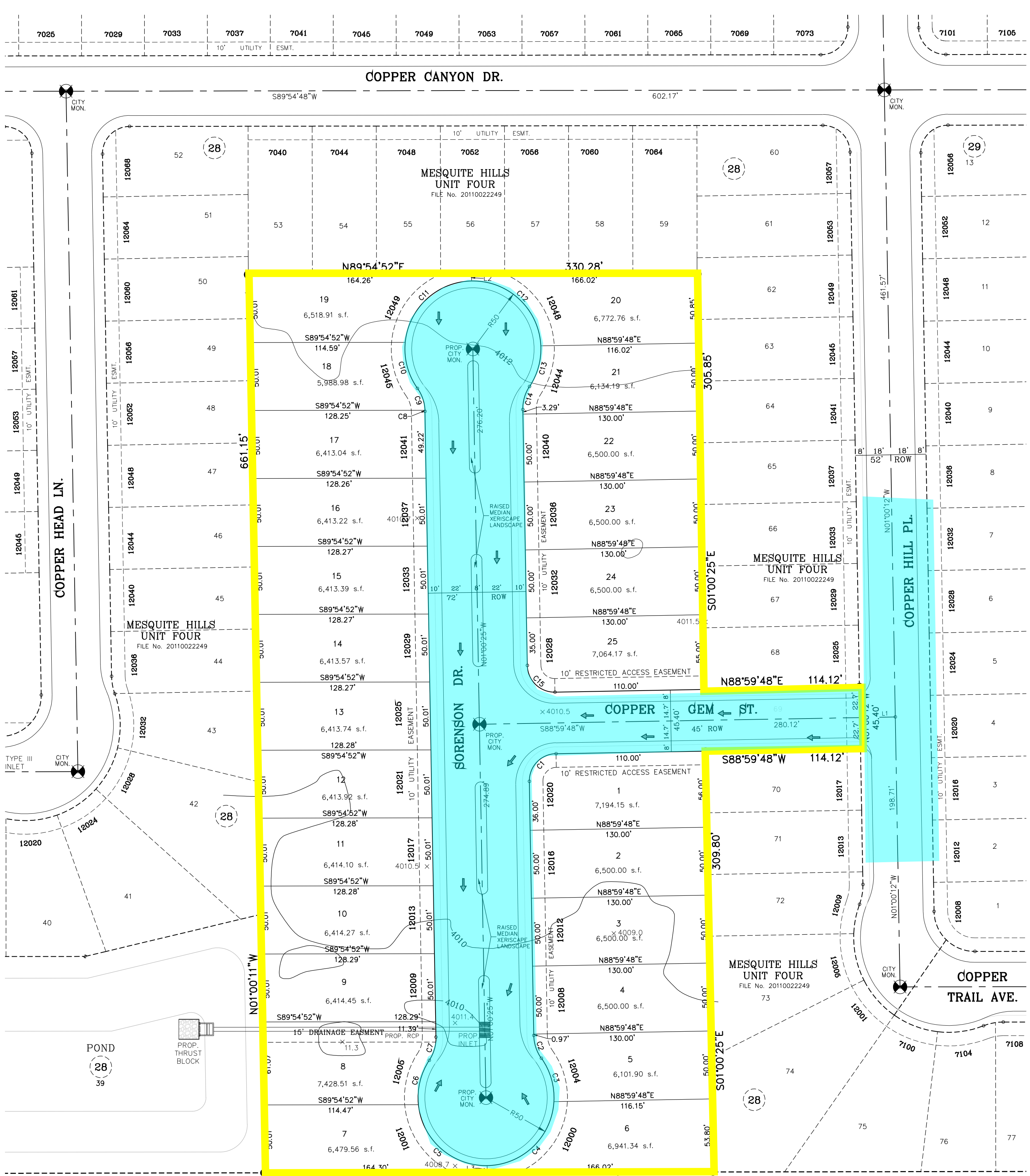
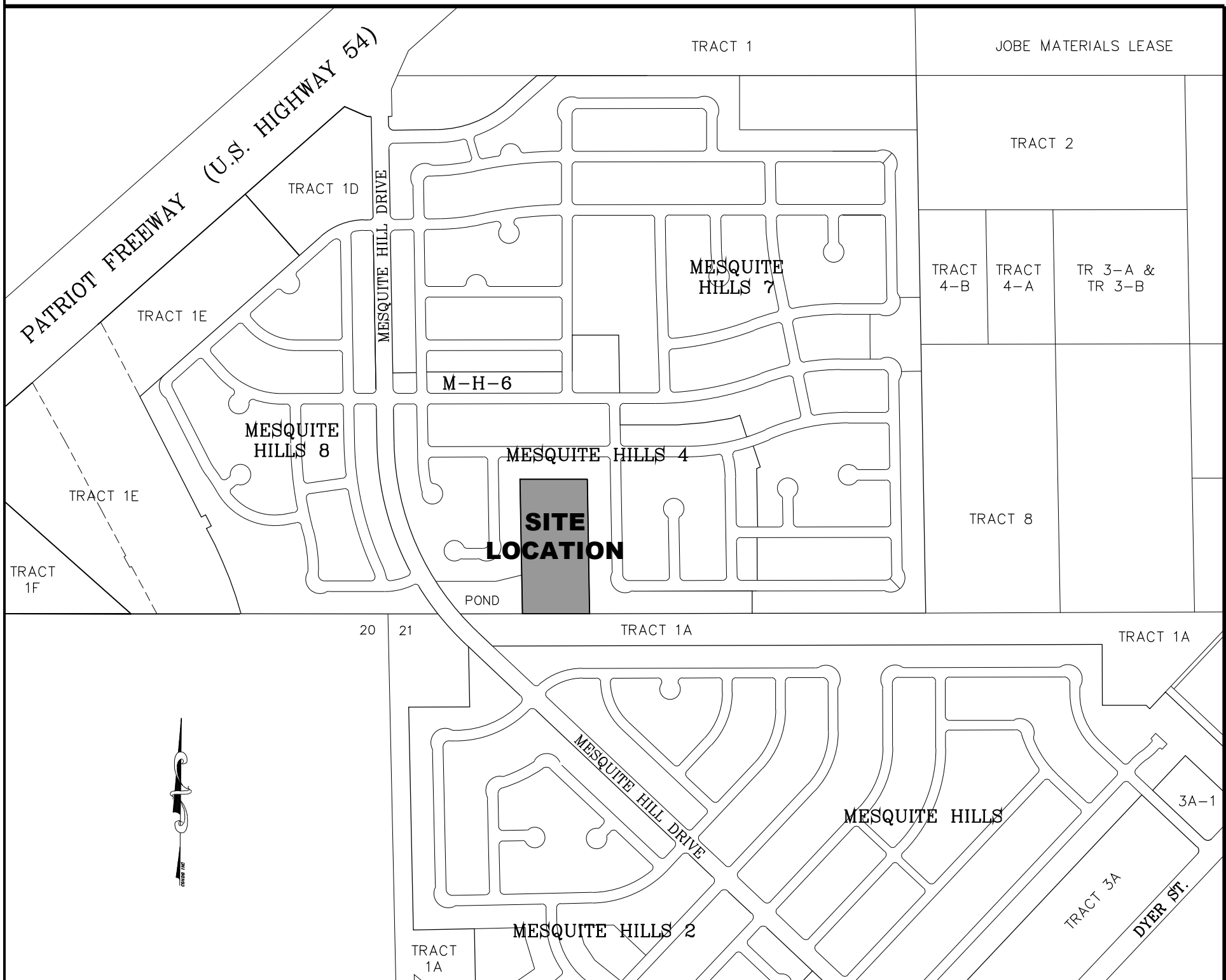
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	20.00'	31.42'	20.00'	28.29'	S43°59'41"W
C2	30.00'	18.02'	9.29'	17.75'	S18°12'46"E
C3	50.00'	33.85'	17.60'	33.21'	N16°01'23"W
C4	50.00'	74.72'	46.32'	67.96'	N46°10'58"E
C5	50.00'	74.28'	45.92'	67.64'	S48°26'45"E
C6	50.00'	34.29'	17.85'	33.62'	S13°45'36"W
C7	30.00'	18.02'	9.29'	17.75'	N16°11'55"E
C8	30.00'	0.78'	0.39'	0.78'	N14°52'21"W
C9	30.00'	17.23'	8.86'	17.00'	N18°57'41"W
C10	50.00'	35.84'	18.73'	35.08'	S14°52'57"E
C11	50.00'	72.73'	44.50'	66.48'	S47°19'24"W
C12	50.00'	77.04'	48.52'	69.64'	N46°51'55"W
C13	50.00'	31.53'	16.31'	31.01'	N15°20'25"E
C14	30.00'	18.02'	9.29'	17.75'	S16°11'55"W
C15	20.00'	31.41'	20.00'	28.28'	S46°00'19"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.00'	S88°59'48"W
L2	5.01'	N1°00'25"W
L3	5.01'	N1°00'25"W



LOCATION MAP

SCALE: 1" = 600'



SCHOOL DISTRICT

YSLETA INDEPENDENT SCHOOL DISTRICT
9600 SIMS DRIVE

TOTAL RESIDENTIAL LOTS
25

DATE OF PREPARATION: JUNE 17, 2025

